

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Juan

State: PR

PJ's Total HOME Allocation Received: \$92,442,045

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 9			
% of Funds Committed	89.35 %	88.33 %	3	90.66 %	35	39	
% of Funds Disbursed	75.92 %	76.12 %	5	81.06 %	20	22	
Leveraging Ratio for Rental Activities	0.38	0.97	4	4.62	4	9	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	41.57 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.36 %	48.41 %	1	68.23 %	42	39	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	52.58 %	55.58 %	2	79.86 %	0	6	
% of 0-30% AMI Renters to All Renters***	48.11 %	35.94 %	1	44.82 %	56	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.63 %	96.65 %	1	94.65 %	58	49	
Overall Ranking:			In State:	1 / 9	Nationally:	25 30	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,435	\$13,485		\$25,419	291 Units	23.20 %	
Homebuyer Unit	\$35,958	\$27,157		\$14,530	961 Units	76.80 %	
Homeowner-Rehab Unit	\$0	\$12,948		\$20,251	0 Units	0.00 %	
TBRA Unit	\$0	\$5,993		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Juan PR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$30,248	\$73,803	\$0
State:*	\$24,578	\$61,906	\$25,637
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.74

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.3	0.0	0.0	0.0
Black/African American:	0.7	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	99.0	100.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	78.4	18.3	0.0	0.0
2 Persons:	5.9	24.8	0.0	0.0
3 Persons:	13.6	28.5	0.0	0.0
4 Persons:	1.4	19.2	0.0	0.0
5 Persons:	0.0	7.9	0.0	0.0
6 Persons:	0.7	1.0	0.0	0.0
7 Persons:	0.0	0.1	0.0	0.0
8 or more Persons:	0.0	0.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	75.6	15.9	0.0	0.0
Elderly:	3.8	6.8	0.0	0.0
Related/Single Parent:	5.2	31.1	0.0	0.0
Related/Two Parent:	12.2	14.8	0.0	0.0
Other:	3.1	31.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	45.3	0.0 [#]
HOME TBRA:	0.0	
Other:	8.4	
No Assistance:	46.3	

of Section 504 Compliant Units / Completed Units Since 2001 29

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Juan

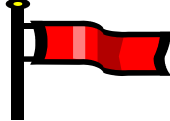
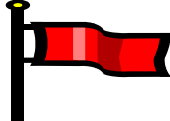
State: PR

Group Rank: 25
(Percentile)

State Rank: 1 / 9 PJs

Overall Rank: 30
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	68.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	52.58	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

